

CAPITAL IMPROVEMENT PROGRAM COMMITTEE (CIPC)

Minutes for September 24, 2008

Present: CIP Members: Chairman David Smith, David Weaver, Todd Mitchell, Dawn Hayes, Mary Ellen Fitzgerald, Cynde Hertzog and Commission Liaison Joe Skinner. Staff: County Administrator Earl Mathers, Grants and Projects Administrator Larry Watson and Glenda Howze. Guests: Chuck Foster, Carter Goble Lee.

The meeting was called to order at 7:05 AM in the Courthouse Community Room.

Public Comment: There was no public comment on matters not on the agenda.

Approval of Minutes (August 13, 2008): Ms. Fitzgerald made a motion to approve the minutes of August 13, 2008 as written. Ms. Hayes seconded the motion. All voted aye. Motion carried unanimously.

Detention Center Update: Mr. Watson reported on the things that have been happening regarding the Detention Center since the August 13 meeting. County staff participated in an on-sight 3-day meeting with the consultants where they went through the 85% drawings and made necessary changes. The guaranteed maximum price was due to the County on the 23rd (yesterday) but there was an issue with the printing of the drawings and they will be delivered today instead. The Criminal Justice Coordinating Council (CJCC) has put together a subcommittee to promote the bond issue. They are meeting every Thursday on at noon at the Fish, Wildlife and Parks building. They are working on forming a PAC (or version thereof) so that they can raise money for the funding of the promotion. Chief Tymrak and the Bozeman Police Department are on board with the jail and location and have agreed, along with the other law enforcement agencies in the County to help sell the issue. The PAC group has a schedule of activities for the next two months and have created seven talking points for the selling of the issue. They are planning a letter writing campaign, meetings with the press, public advertising, etc. A Press Forum is scheduled for October 8th 6PM, Community Room which will include a power point presentation and coincides with the mailing of the absentee ballots on October 6th. We are hoping that Bresnan will broadcast the forum on Channel 20 and that portions of the meeting can then be used for other types of advertising.

Mr. Watson explained that the big value engineering pieces are not in the final drawings and the guaranteed maximum price. The visitation area is being moved down to the first floor to cut out significant cost, this resulted in a re-draw that must be done. There is a significant cost to re-draw, so this has to be factored in and accounted for as well. Other change(s): removal of many exterior windows and putting skylights in their place to save money. Thirteen items are being carried over past the bond measure for value engineering and will go back to Martel for the guaranteed maximum price. They will agree on the "best and final offer" with these things after the bond and this will continue through the end of construction. Bidders are encouraged to propose cost savings on various items and they then get a percentage of the savings back as a motivator and it reduces the County's

more in the end. Assuming the bond passes the ground breaking is anticipated for early February 2009. Mr. Olmstead stated that this meets all of the contractual obligations and the redesign process does not impact the overall length of the project. Talking points developed by the “New Jail Committee”:

- Our current facility is inadequate.
- Public Safety is compromised with our current situation.
- Economy – it is the most advantageous time to construct a major project.
- Gallatin County (GC) has provided many resources to ensure that the cost estimates and program information are accurate for the voter.
- GC is stimulating Broadwater County’s economy with inmate costs.
- Gallatin County’s population increase is the fastest in the state and one of the fastest in the northwest.
- Outside law enforcement agencies from around the County have stepped forward with support of the new jail.

Mr. Olmstead stated that it is very unique how all of the law enforcement agencies have come together to discuss talking points. Each jurisdiction can tailor these talking points to their community. A “cheat sheet” will be provided for individuals to use when talking to their community. The jail website will also be updated regularly (www.jailvote.info) with responses to questions, drawings, a tax calculator, etc. Discussion took place regarding the use of statistics and what people are hearing “on the streets” about the bond issue. Mr. Weaver stated that he hasn’t heard good news but most comments are from uninformed individuals. People do not think we should build “nice jails” for “bad people.” Discussion regarding absentee ballots. Up to 40% of voters vote absentee. We need to front load the advertising on the jail information so that we hit those people that may vote as soon as they get their ballot. We can’t wait for 2-3 weeks before starting the advertising campaign. The demographics for those voting absentee is quite varied. Mr. Mathers stated that a certain percent can’t be persuaded, a significant group is ignorant to the issues and think that their taxes will go up significantly – in reality they will probably go up only about \$25.00 per year. Chairman Smith stated that one thing that was emphasized at the Chamber meeting is that times are bad, but they are great for large construction projects and we can’t get a better deal than we will get now. Mr. Olmstead stated that this is an investment by the community in the community. Mr. Watson noted that this project is huge for HVAC contractors, for example. Chairman Smith stated that at Eggs and Issues one of the most effectual comments made was when Chief Tymrak talked about picking people up, releasing them, and picking them up again in the same night.

Ms. Fitzgerald stated that she is concerned that the subcommittee isn’t going to get their work done soon enough before the absentee ballots go out. Chairman Smith stated that the letter writing campaign needs to begin immediately before the legislature letters start in the paper.

Mr. Watson completed his report on the Detention Center noting that they are moving forward with the roof repairs at the current Detention Center. Procurement Officer Nick Borzak is working on a fix for the leaking domes of the Detention Center roof. They are also installing a new inmate phone system which will eventually be a revenue source.

Future CIP Planning Discussion:

- The CIPC needs to update the 5-year plan with the new fiscal year’s information.
- At the next CIPC meeting the committee needs to review the application and make sure everything is in line for the FY 10 process.

- Revise the FCI's, update on what has been done on the maintenance end, determine when the next FCI rotation should begin.

Mr. Weaver suggested that the CIPC needs to have a comprehensive review of all projects, in particular all of the road and bridge (R&B) projects. Commissioner Skinner stated that this isn't necessarily the direction that the Commission wants the CIPC to go in. They are not ready for the CIPC to begin review of R&B projects. They need to be part of the 5-year plan, but not with a review/prioritize and/or comment portion. The R&B projects have a dedicated revenue source that is not the same as the source of funds for other capital projects that the CIPC is involved in. Commissioner Skinner also stated that it would be good for Mr. Provance to come in and present his plan to the CIPC at some point as well as the transportation plan. Mr. Mathers stated that there is also the water, waste water committee that has some degree of coordination by the Board of Health and Planning Board. Coordination is key in order to avoid duplication of efforts. Commissioner Skinner stated that all of this review also depends on how much work this group [CIPC] wants to do, get involved in. Mr. Weaver asked what the Commission wants in the 5-year plan, if it wants a prioritization of these other projects (roads, water, etc.) against the other projects. Commissioner Skinner stated that it does not as they are from different funding sources. All of the plans should be noted in the plan but there would be no benefit to prioritizing them against each other. Mr. Mathers stated that it is hard to make those comparisons.

The CIPC will request that Mr. Provance provide them with an update on his plans at a future meeting – perhaps in January when he isn't in a busy time. The FCI update will be at the next meeting (Mr. Mathers agreed to provide the update). A grants review will be provided after the first of the year. Commissioner Skinner asked that the 5-year plan be updated. Mr. Watson, Mr. Blackman and Ms. Howze will work on this update and provide it to the CIPC for its review.

Project Updates:

Hebgen Lake Estates (West Yellowstone) – Their wastewater system has failed – they have 7 options for remedy. They must satisfy DEQ standards for resolution of the problem. Compliance Officer Amy Waring and Chief Deputy County Attorney Chris Gray are working on a contract with Great West Engineering to satisfy their expectations. The grant funding for this project is inactive at this time. The County is working to coordinate with the District to resolve the issue. Right now residents in this area are connected to a failing system.

Three Forks – Contracts are being finalized to install the bridge over the Madison River. It is $\frac{3}{4}$ of the way constructed.

Logan Landfill – They broke ground for the shop building. The old administration building will be moved to the old Bozeman landfill site, new convenience site for the Solid Waste District, once the new administration building is constructed. The old Bozeman landfill has now been turned over to the District and is run by the District.

Road and Bridge Shop – There have been IT issues and some contractor delays. The final punch list should be completed this week with a move expected next week.

911/Fire Station 3 – The forms for the foundation are in and walls going up. The estimated completion is October 2009, may be done earlier depending on weather. Chairman Smith spoke with Jerry Williams. He does not plan to stop the project but hopes to resolve the matter out of court. The

equipment needs for the 911 side may make that portion of the building take longer. The switch over of systems will take considerable coordination and time. They are just about to RFP for the tower – we'll see if there are issues with the tower at that point. The old equipment (current 911 equipment) will go to the EOC building.

Mental Health Hope House – Bechtold Architects is completing the Preliminary Architectural Report – should be completed by the first of the year. Development of the construct and design documents should follow soon thereafter. This project is being completed with \$1,000,000 from the County and \$500,000 donation from the Gilhousen Foundation.

Reach Group Home, Belgrade Senior Center renovations are progressing.

Detention Center – The bids close on the Detention Center heaters next week. Eight new heat reznors are being replaced at the Detention Center – these could possibly be used at the Fairgrounds once a new DC is constructed.

Courthouse Annex – Sprinkler Technology Designs is engineering a solution to the sprinkler problems – to be completed by mid October. This work is sufficient to demonstrate to the City that we are working on the issues to get a permanent occupancy permit. The engineer doing the work is estimating that his work will cost half of the original \$140,000 estimate.

Courthouse – The first floor bathrooms in the Courthouse will be fixed as much as possible from the Facilities budget. As soon as Bresnan moves out of the space they have been occupying the HR/GIS remodel will be able to move forward. The HVAC system is almost finished for the ITS data room.

Discussion took place regarding the R&B property at the Fairgrounds and the transition to the Fairgrounds. Other departments are requesting some of the buildings – this will have to be worked out. Mr. Weaver asked if the jail bond were to fail, if any of the activities (upgrades, replacements, etc.) on the old jail would have been done differently. Mr. Watson stated no. The heat reznors would be the same regardless – we have use what we have for current systems. All eight units are failing. We have to continue using this facility for some time regardless of whether the bond fails or passes. If we stay in the building long term we may consider building a mechanical structure on the roof to house all of the equipment and make it work more efficiently.

Meeting was adjourned at 8:12AM

Respectfully Submitted,

Glenda Howze, Staff

David Smith, Chair